



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

Board of Public Works

Monday, November 24, 2025

10:00 AM

Council Chambers
City Hall, First Floor

The Board of Public Works meeting is open for in-person attendance and will also be conducted through video conferencing. The meeting can be viewed by visiting the Legislative Information Center (<https://cityoflacrosse.legistar.com/Calendar.aspx>) and clicking on the video link to the far right in the meeting list.)

Call to Order

Roll Call

Shaundel Washington-Spivey, Tamra Dickinson, Erin Goggin, Matt Gallagher, Andrea Trane.

Approval of Minutes

Minutes from November 17, 2025.

Agenda Items:

- [25-1097](#) AN ORDINANCE to repeal and recreate sec 2-405 of the Code of Ordinances of the City of La Crosse regarding the sale of surplus land.
- [25-0117](#) Bidder's Proof of Responsibility.
- [25-1374](#) Construction Contract Final Payments.
- [25-1381](#) Fun Fur Pets request for asphalt in right-of-way instead of grass at 1404 Green Bay St.
- [25-1386](#) Shikotar Maa LLC Street Privilege request to install new faces over existing double sided Pylon Sign at 603 Cass Street.

Adjournment

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-1097

Agenda Date: 12/2/2025

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Ordinance

Agenda Number:

ORDINANCE NO. _____

AN ORDINANCE to repeal and recreate sec 2-405 of the Code of Ordinances of the City of La Crosse regarding the sale of surplus land.

THE COMMON COUNCIL of the City of La Crosse do ordain as follows:

SECTION 1: Section 2-405 are hereby repealed and recreated to read as follows:

Sec. 2-405. - Sale of City-owned land.

(a) The following is the formal established policy and procedure for the sale of City-owned property which is intended to provide a common standard for sales and will assist the City in stimulating interested purchasers/developers:

(1) Each City Department shall maintain a listing of property under its jurisdiction and shall annually present a list of its properties to the Board or Committee that oversees the respective department, to determine if any property can be deemed "surplus". ~~The Board of Public Works shall annually request the surplus property listing from each Department to ensure annual compliance.~~

(2) Property may only be offered for sale if it is first determined to be "surplus" by the Board or Committee that oversees such land and by Common Council resolution. This resolution shall state which governing body and department will oversee the remainder of the sale process and shall also state if a Request For Proposal (RFP) process should be followed for the sale of the property.

(3) Once a property is deemed surplus it shall be advertised with a display ad in the La Crosse Tribune; or by request for qualification/proposal that is widely distributed; or by sealed bid (this requirement shall only apply to commercially zoned land, parcels zoned for multiple dwelling, or parcels suitable for platting). A "For Sale" sign with contact information is required to be located on the property for minimum of ten consecutive days.

~~(3) It shall be the responsibility of each department to advertise surplus property under its jurisdiction.~~

(4) Future land use must be compatible with the City's Comprehensive Plan and other adopted plans.

(5) The City may add conditions or contingencies to any land sale.

(6) The City may add a reverter clause to any purchase agreement to buy back land at the original sale price if the land is not developed or if the land is deemed tax exempt.

(7) The anticipated sales price of the property shall be determined by the City Assessor or by a third-party appraisal. The purchase amount offered shall be one of the items weighted in determining if and to whom the property should be sold unless the property sale is part of an application for City assistance through the Economic and Community Development Commission. The Board of Public Works will negotiate the sale price and

~~provide a recommendation to the Common Council.~~ The Common Council will need to approve the sale price via Resolution in order to finalize the sale.

(8) Unless otherwise approved via Council action, the land shall remain subject to the general property tax pursuant to Chapter 70 of the Wisconsin Statutes for 20 years following the sale of the property. No future owner, occupant, or tenant shall apply for tax exemption during the 20 year period.

(98) The aforementioned conditions for sale found in [section 2-405](#) do not apply to the following:

a. Lands that are deemed of local interest, such as a parcel smaller than 7,200 square feet or a remnant parcel created as a result of a highway construction project or remnant or surplus parcels that would only have an interest by the abutting property owner, shall only be required to be advertised via a legal ad in the La Crosse Tribune. Per the discretion of the Board or Committee overseeing the sale, adjacent landowners in need of land for business expansion may be given priority in the land sale.

~~b. Land sold to non-profit entities or corporations for municipal public purpose.~~

~~bc.~~ Land sold in the City's industrial/business parks, ~~land sold for industrial purposes,~~ or land sold by the Redevelopment Authority where Wisconsin Law otherwise authorizes sale of industrial or Redevelopment Authority lands. ~~However, such land sales shall be advertised on the City website as well as with signage on the property.~~

c. Land sold or managed through the Replacement Housing Program, as they will follow the process identified in the Policies, Procedures and Guidelines of that program.

d. Whereas otherwise provided by law or otherwise directed by Common Council Resolution.

SECTION II: Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this division shall not be affected.

Shaundel Washington-Spivey, Mayor

Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:



CITY OF LA CROSSE

400 La Crosse Street
La Crosse, Wisconsin 54601
(608) 789-CITY
www.cityoflacrosse.org

LEGISLATION STAFF REPORT FOR COUNCIL

File ID Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0117

Agenda Date: 11/24/2025

Version: 1

Status: Agenda Ready

In Control: Board of Public Works

File Type: General Item



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-1374

Agenda Date: 11/24/2025

Version: 1

Status: Agenda Ready

In Control: Board of Public Works

File Type: General Item

BOARD OF PUBLIC WORKS - MONTHLY ESTIMATE

Contractor Mead & Hunt, Inc
Contract 750 North Third Street, La Crosse, WI, 54601
Date 6th St Reconstruct (STP-URBAN)
EDF # December-25
Job Number 22-027
 AGRE-22-35

Estimate Number #25 December
Resolution Number 24-1530 25-0227
Contingency Amount
Contract Amount \$174,827.19
Amended Amount \$224,445.77

| Section Title | Line Item | Item Code | Item Description | Unit of Measure | Quantity | Unit Price | Total |
|--------------------|-----------|-----------|---|-----------------|----------|-------------|-------------|
| | | | Preliminary Design Services (\$99,876.22) | | | | |
| | 1 | | Professional Services thru 12/31/2022 Invoice #342819 | LS | 100% | \$5,031.64 | \$5,031.64 |
| | 2 | | Professional Services thru 1/31/2023 Invoice #344046 | LS | 100% | \$7,847.71 | \$7,847.71 |
| | 3 | | Professional Services thru 2/28/2023 Invoice #345735 | LS | 100% | \$4,598.36 | \$4,598.36 |
| | 4 | | Professional Services thru 3/31/2023 Invoice #346981 | LS | 100% | \$7,585.31 | \$7,585.31 |
| | 5 | | Professional Services thru 4/30/2023 Invoice #348279 | LS | 100% | \$3,215.63 | \$3,215.63 |
| | 6 | | Professional Services thru 5/31/2023 Invoice #349739 | LS | 100% | \$6,850.77 | \$6,850.77 |
| | 7 | | Professional Services thru 6/30/2023 Invoice #351658 | LS | 100% | \$14,561.73 | \$14,561.73 |
| | 8 | | Professional Services thru 7/31/2023 Invoice #353385 | LS | 100% | \$14,989.84 | \$14,989.84 |
| | 9 | | Professional Services thru 8/31/2023 Invoice #354964 | LS | 100% | \$21,829.57 | \$21,829.57 |
| | 10 | | Professional Services thru 9/30/2023 Invoice #356260 | LS | 100% | \$2,122.50 | \$2,122.50 |
| | 11 | | Professional Services thru 10/31/2023 Invoice #358019 | LS | 100% | \$1,296.13 | \$1,296.13 |
| | 12 | | Professional Services thru 11/30/2023 Invoice #359290 | LS | 100% | \$9,947.03 | \$9,947.03 |
| | | | | | | | |
| | | | | | | | |
| | | | Final Design Services (\$74,950.97) | | | | |
| | 1 | | Professional Services thru 12/31/2023 Invoice #360815 | LS | 100% | \$2,607.26 | \$2,607.26 |
| | 2 | | Professional Services thru 1/31/2024 Invoice #362260 | LS | 100% | \$11,612.86 | \$11,612.86 |
| | 3 | | Professional Services thru 2/29/2024 Invoice #364075 | LS | 100% | \$8,422.30 | \$8,422.30 |
| | 4 | | Professional Services thru 3/31/2024 Invoice #365544 | LS | 100% | \$3,462.77 | \$3,462.77 |
| | 5 | | Professional Services thru 4/30/2024 Invoice #367228 | LS | 100% | \$2,115.11 | \$2,115.11 |
| | 6 | | Professional Services thru 5/31/2024 Invoice #368226 | LS | 100% | \$16,594.62 | \$16,594.62 |
| | 7 | | Professional Services thru 6/30/2024 Invoice #369962 | LS | 100% | \$23,706.27 | \$23,706.27 |
| | 8 | | Professional Services thru 7/31/2024 Invoice #371930 | LS | 100% | \$5,680.27 | \$5,680.27 |
| | 9 | | Professional Services thru 10/31/2024 Invoice #377250 | LS | 100% | \$25,728.09 | \$25,728.09 |
| | 10 | | Professional Services thru 4/30/2025 Invoice #387237 | LS | 100% | \$1,672.52 | \$1,672.52 |
| | 11 | | Professional Services thru 5/31/2025 Invoice #389181 | LS | 100% | \$8,898.28 | \$8,898.28 |
| | 12 | | Professional Services thru 6/30/2025 Invoice #390863 | LS | 100% | \$1,786.51 | \$1,786.51 |
| | 13 | | Professional Services thru 7/31/2025 Invoice #392112 | LS | 100% | \$5,571.53 | \$5,571.53 |
| | 14 | | Professional Services thru 8/31/2025 Invoice #394281 | LS | 100% | \$5,390.58 | \$5,390.58 |
| | 15 | | Professional Services thru 10/31/2025 Invoice #397792 | LS | 100% | \$12.86 | \$12.86 |
| Page 1 of 2 | | | | | | | |

BOARD OF PUBLIC WORKS - MONTHLY ESTIMATE

| | | | |
|-------------------|--|---------------------------|-----------------|
| Contractor | Mead & Hunt, Inc 750 North Third Street, La Crosse, WI, 54601 | Estimate Number | #25 December |
| Contract | 6th St Reconstruct (STP-URBAN) | Resolution Number | 24-1530 25-0227 |
| Date | December-25 | Contingency Amount | |
| EDF # | 22-027 | Contract Amount | \$174,827.19 |
| Job Number | AGRE-22-35 | Amended Amount | \$224,445.77 |

| Section Title | Line Item | Item Code | Item Description | Unit of Measure | Quantity | Unit Price | Total |
|--|-----------|-----------|----------------------------------|-----------------|----------|------------|--------------|
| | | | | | | | |
| | | | Current Payment is for 2025 Work | | | | |
| | | | | | | | |
| | | | | | | | |
| Total Completed | | | | | | | \$223,138.05 |
| Less 0% Retainage | | | | | | | \$0.00 |
| Amount due on Contract of total amount of work to date: | | | | | | | \$223,138.05 |

Signed by: 11/18/2025
 Audited *David Tauscher*20.....
 B7509F2EE0F24E0... Signed by:
 COMPROLLER *Chadwick Hawkins*
 A93F306A40954A6...

Total Previous Estimates \$223,125.19
 Estimate No. #25 December \$12.86

RESOLUTION

RESOLVED: That an order be drawn in favor of Mead & Hunt, Inc..... for the sum of **\$12.86**
 the same being payment of the estimate for the 6th St Reconstruct (STP-URBAN)

Respectfully Submitted,
 COUNCIL COMMITTEE

APPROVED BY BOARD OF PUBLIC WORKS



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-1381

Agenda Date: 11/24/2025

Version: 1

Status: Agenda Ready

In Control: Board of Public Works

File Type: General Item

Sward, Stephanie

From: Rothwell, Evan
Sent: Wednesday, November 19, 2025 11:24 AM
To: Sward, Stephanie
Cc: Haldeman, Cullen
Subject: FW: 11/19 Fun Fur Pets Voicemail Follow-up
Attachments: Environmental Persistence of Pathogens in Grass & Soil.pdf; Pathogens in Grass & Soil.pdf; 29589.jpg; 29590.jpg

Hi Stephanie,

Attached are the documents we received from Fun Fur Pets for their proposal to pave the boulevard in front of their property. How can we get this on the agenda for Monday's Board of Public Works meeting?

Thanks,

Evan Rothwell, P.E.

Civil Engineer

Engineering Department

City of La Crosse

400 La Crosse Street

La Crosse, WI 54601

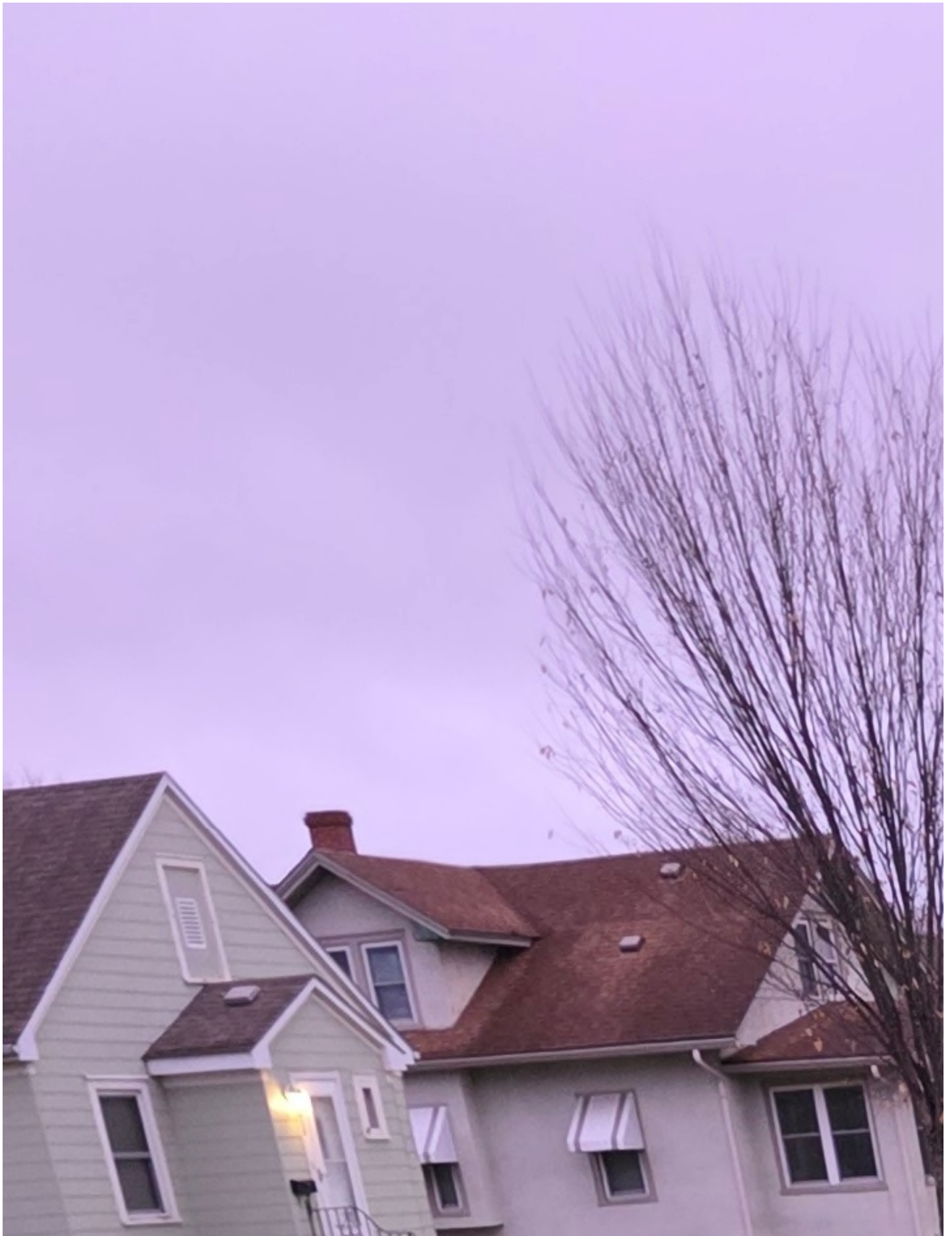
rothwelle@cityoflacrosse.org

Office: 608.789.7369

Cell: 608.790.0305

From: Fun Fur Pets HR <funfurpetshr@gmail.com>
Sent: Wednesday, November 19, 2025 10:56 AM
To: Rothwell, Evan <rothwelle@cityoflacrosse.org>
Cc: Haldeman, Cullen <haldemanc@cityoflacrosse.org>
Subject: Re: 11/19 Fun Fur Pets Voicemail Follow-up

*** **CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. ***



The area along the play yard is a no parking area, or at least it was previously and I have not been told that is changing so that area can be of organic material. The opposite areas are where people will exit their vehicles and we want to minimize dogs urinating or defecating as we need to sanitize those areas to ensure viruses, diseases and bacteria do not grow. The health department requires some rigorous sanitation in areas where dogs are concentrated. So filling this area with concrete or asphalt that can be sealed is what is recommended.

Eve

Thank you,
HR Manager

On Wed, Nov 19, 2025, 10:45 AM Fun Fur Pets HR <funfurpetshr@gmail.com> wrote:

I was trying to get the surveyor to hurry up but that is delayed you should be receiving in the email today with pictures to put me on the agenda.

Removing it knowing that I was coming forward seemed excessively preemptive. Getting someone to come back out in hopefully refilling it in with the colder weather is going to be extremely difficult. Her health department guidelines there should not be any porous material where there's going to be excessive dog traffic will provide you with the supporting documents in the email as well. This is why the area where dogs go has AstroTurf and not grass.

Thank you,
HR Manager

On Wed, Nov 19, 2025, 10:38 AM Rothwell, Evan <rothwelle@cityoflacrosse.org> wrote:

Good morning Eve,

The boulevard is property of the City and permission was not given to pave that area, which is why the pavement was removed. Also, I have not received any drawing or proposal from you to put on the agenda for the 11/24 Board of Public Works meeting. Have you contacted someone else to get on the agenda for that meeting?

Thanks,

Evan Rothwell, P.E.

Civil Engineer

Engineering Department

City of [La Crosse](#)

[400 La Crosse Street](#)

[La Crosse, WI 54601](#)

rothwelle@cityoflacrosse.org

Office: 608.789.7369



Environmental Persistence of Pathogens in Grass & Soil

Why Real Grass is Unsanitary for Dog Daycare Environments

This document summarizes scientific and veterinary evidence showing that pathogens such as **Giardia**, **Coccidia**, and **Canine Parvovirus** persist for long periods in organic materials (grass, soil, feces, leaves, and debris), and cannot be reliably sanitized. These findings demonstrate that using real grass in front of a dog daycare poses a substantial and ongoing sanitation risk.

1. Giardia

Survival: Giardia cysts are protected by a durable outer shell, allowing them to survive for **weeks to months** in moist, cool environments such as soil and water. (CDC)

Organic Protection: Organic matter such as dirt and stool shields cysts from disinfectants, reducing cleaning effectiveness.

Disinfection Difficulty: Even strong disinfectants like bleach become less effective when organic material is present.

Implication: Moist grass and soil under frequent dog traffic provide an ideal habitat for Giardia cysts, making it virtually impossible to eliminate contamination completely.

2. Coccidia (Cystoisospora species)

Survival: Coccidia oocysts can survive for **several months** in moist or shaded soil, and are even resistant to freezing. (Cornell University Veterinary School)

Disinfection: Most standard disinfectants do not kill coccidia. Only **boiling water, steam cleaning, or 10% ammonia** solutions are effective, all of which are impractical for outdoor grass.

Implication: Because grass and soil are porous and organic, oocysts can easily accumulate and persist. Veterinary shelter guidelines recommend **sealed, nonporous surfaces** such as concrete instead of soil or turf to control coccidia outbreaks.

3. Canine Parvovirus (CPV)

Survival: Parvovirus is extremely hardy and can remain infectious in soil for years under damp, shaded conditions.

Organic Resistance: Soil, grass, and fecal material shield the virus from disinfectants. Once contaminated, grassy areas act as long-term reservoirs.

Disinfection: Bleach and accelerated hydrogen peroxide lose potency when organic matter is present. Complete decontamination of soil or grass is **impossible without removal of the substrate**.

Implication: Grass cannot be reliably disinfected after parvo exposure, making it a permanent contamination risk in any high-dog-traffic area.

Summary & Recommendations

- Giardia, Coccidia, and Parvovirus all persist in moist, organic environments and resist disinfection.
- Real grass and soil provide perfect conditions for these pathogens to survive and spread.
- Outdoor grass areas are repeatedly reseeded by fecal material and organic debris, making sterilization unfeasible.
- Veterinary experts recommend **nonporous, sealed surfaces (concrete or synthetic turf)** for dog facilities.

Conclusion: Using real grass at a dog daycare presents an unavoidable sanitation hazard and cannot be maintained to health-standard compliance. Synthetic or sealed alternatives are the only practical sanitary options.

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City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-1386

Agenda Date: 11/24/2025

Version: 1

Status: Agenda Ready

In Control: Board of Public Works

File Type: General Item



REVOCABLE OCCUPANCY / STREET PRIVILEGE PERMIT APPLICATION

City of La Crosse Engineering Department

Phone: 608-789-7505 Email: engineering@cityoflacrosse.org <http://cityoflacrosse.org>

Property Owner: SHIKOTAR MAA LLC

Address: 603 Cass ST City: La Crosse State: Wisconsin Zip: 54601

Phone # _____ Email Address _____

Application Preparer (if different from above) La Crosse Sign Group

Relationship with Owner: Sign Contractor

Phone # (608)-790-9721 Email Address phillip.sawyer@lacrossesign.com

Description of Proposed Encroachment:

INSTALL OF (3) NEW POLYCARBONATE FACES OVER TOP OF (3) EXISTING PAN FACES ON EACH SIDE OF (1) EXISTING DOUBLE-SIDED PYLON SIGN

Encroachment Address(es):

603 CASS ST

Benefiting Tax Parcel ID #(s):

17-20175-10

I certify that I have reviewed the Municipal Code and understand all that is related to this permit request. I further certify that I have the full authority to make the foregoing application; the information in the application and the required submittals are complete and correct; the Work or Use performed shall comply with all the laws of the State of Wisconsin, and all ordinances, rules, regulations, policies and special conditions of the City of La Crosse. The applicant agrees to perform the work covered by an approved permit with diligence and convenience to the public.

Signature of Owner : [Signature] Date: 10/22/2025

Print Name and Title: Ravi Patel

Please return this completed application along with required information and fees noted on checklist below to: City of La Crosse, Engineering Department, 400 La Crosse Street, La Crosse, WI 54601. You will then be given notice of when your request will be on the Board of Public Works agenda for consideration. Once approved an agreement document will be drafted by City and sent to Owner for signatures. Permit will then be valid once recorded with the County's Register of Deeds department. Applicant shall obtain all other necessary permits as required by City Departments. **Average completion time for validation 45 days.**

BELOW THIS LINE TO BE COMPLETED BY CITY STAFF ONLY

Required items to be provided by Applicant:

Scale Drawing of encroachment on letter size paper(s) ☐

Legal Description of benefiting parcel(s) ☐

Certificate of Insurance (City as additional Insured) ☐

Initial Application / Annual Fee \$ _____ ☐

City Utility Potential Conflict Notification and Sign-Off ☐

Board of Public Works

Approval Date:

Encroachment Type:

Permit Number:

All Fees are Non-Refundable & Subject to change by City Council



REVOCABLE OCCUPANCY / STREET PRIVILEGE PERMIT APPLICATION

City of La Crosse Engineering Department

Phone: 608-789-7505 Email: engineering@cityoflacrosse.org <http://cityoflacrosse.org>

Property Owner: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone # _____ Email Address _____

Application Preparer (if different from above) _____

Relationship with Owner: _____

Phone # _____ Email Address _____

Description of Proposed Encroachment:

Encroachment Address(es):

Benefiting Tax Parcel ID #(s):

I certify that I have reviewed the Municipal Code and understand all that is related to this permit request. I further certify that I have the full authority to make the foregoing application; the information in the application and the required submittals are complete and correct; the Work or Use performed shall comply with all the laws of the State of Wisconsin, and all ordinances, rules, regulations, policies and special conditions of the City of La Crosse. The applicant agrees to perform the work covered by an approved permit with diligence and convenience to the public.

Signature of Owner : _____ Date: _____

Print Name and Title: _____

Please return this completed application along with required information and fees noted on checklist below to: City of La Crosse, Engineering Department, 400 La Crosse Street, La Crosse, WI 54601. You will then be given notice of when your request will be on the Board of Public Works agenda for consideration. Once approved an agreement document will be drafted by City and sent to Owner for signatures. Permit will then be valid once recorded with the County's Register of Deeds department. Applicant shall obtain all other necessary permits as required by City Departments. **Average completion time for validation 45 days.**

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Board of Public Works

Approval Date:

Encroachment Type:

Permit Number:

All Fees are Non-Refundable & Subject to change by City Council



**CITY OF LA CROSSE
ENGINEERING DEPARTMENT
400 LA CROSSE ST
LA CROSSE, WI 54601-3396
PHONE: 608-789-7505**

Email: Engineering@cityoflacrosse.org

Revocable Occupancy Street Privilege Permit Factsheet

See Municipal Code Sec. 40-106 for complete information

- When is a permit needed?
 - Anytime there is a long term (Over 89 days) Encroachment into City's Right of Way
- Cost
 - Most encroachments are \$100 initial fee plus \$50 annual renewal fee or as modified by City Council.
 - Off-premise Signs, News boxes, Vending machines and boathouse fees vary.
 - Telecommunications company fees vary.
- Application Process averages 45 days for approval.
- Bond
 - Bonds may be required as directed by the Board of Public Works
- Insurance
 - Must Carry Minimum Liability and Contractual Liability Insurance in the amount of \$100,000.00 each person, \$300,000.00 each accident for bodily injury and \$100,000.00 for property damage for the duration of the permit and file annually with the City of La Crosse Engineering Department.
 - Insurance must name the City of La Crosse as additional insured.
- Misc.
 - Must comply with Municipal Code Sec. 40-106.
 - All Street privilege permits expire January 1st each year and must be renewed with annual fee, renewal form and updated insurance.
 - Permittee is obligated to remove encroachment upon ten days' notice by the City of La Crosse for any reason.
- Procedure to obtain permit:
 - Submit application, initial fee, insurance certificate, legal description of benefiting property and scale drawing of encroachment
 - Obtain Board of Public Works approval (may require your appearance for explanation of reason for encroachment).





REUSE ALL EXISTING PRICERS



La Crosse Sign Group
lacrossesign.com

1450 Oak Forest Drive Onalaska, WI 54650 608-781-1450
2242 Mustang Way Madison, WI 53718 608-222-5353
2502 Melby Street Eau Claire, WI 54703 715-835-6189

This artwork is copyright La Crosse Sign Group and may not otherwise be used without permission. It is the property of La Crosse Sign Group and must be returned to them upon request.

Client

Corner Mart Express
603 Cass St.
La Crosse, WI 54601

Project

A - Reface Cass St. Pylon Sign
B - Reface 6th St. Pylon Sign
C - Building Vinyl
D - Canopy Vinyl
E - Canopy Channel Letters

Consultant

Jeff Brezinka

Design Art

Jason Burrows

Pylon Sign Specifications

- Approx. 16' H x 9' 6 3/4" W
- Polycarbonate Faces
- 3M Translucent Vinyl Graphics
- Reuse (4) Pricers

Area

- 79.69 sqft Face

Color Key

- ① Red 3630-33
- ② Vivid Green 3630-156
- ③ Blue 3630-36
- ④ White Polycarbonate
- ⑤ Red Pricer LED
- ⑥ Green Pricer LED

Job Number

129631-2 B2

Creation Date

6/11/2025

Revision Date

8/5/2025

Revision Number

2

File Path

C:\CORNER MART EXPRESS\LA CROSSE\
129631-Rebrand\Design

Approved by: _____ Date: _____ Landlord: _____ Date: _____

Design Artwork not for Production

*Colors on sketch are only a representation, actual color of finished product may differ from this sketch.

*To make the best use of standard sized materials and control costs the size of the finished product may vary slightly.



Current Owner: SHIKOTAR MAA LLC

Municipality: 246 - CITY OF LA CROSSE

Property #: 17-20175-010

Abbreviated Legal Description: BURNS & OVERBAUGHS ADDITION LOT 8 & S1/2 LOT 9
BLOCK 3 EX PRCL 13 ON TPP 7575-08-22-4.02 IN DOC NO. 1662064



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/23/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| | | |
|--|---|--------------|
| PRODUCER TRICOR, LLC - Onalaska 2800 National Drive Suite 100 Onalaska, WI 54650 | CONTACT NAME: Brittany Albitz, CIC, CPRM | |
| | PHONE (A/C, No, Ext): (608) 567-2297 6476 FAX (A/C, No): (608) 723-6440 | |
| | E-MAIL ADDRESS: balbitz@tricorinsurance.com | |
| | INSURER(S) AFFORDING COVERAGE | NAIC # |
| | INSURER A : Acuity | 14184 |
| INSURED La Crosse Sign Co., Inc. 1450 Oak Forest Dr Onalaska, WI 54650 | INSURER B : | |
| | INSURER C : | |
| | INSURER D : | |
| | INSURER E : | |
| | INSURER F : | |

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
|----------|--|-----------|----------|---------------|-------------------------|-------------------------|---|
| A | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER: | | | Z11316 | 1/1/2025 | 1/1/2026 | EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 250,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000 \$ |
| A | <input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY | | | Z11316 | 1/1/2025 | 1/1/2026 | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ |
| A | <input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0 | | | Z11316 | 1/1/2025 | 1/1/2026 | EACH OCCURRENCE \$ 6,000,000 AGGREGATE \$ 6,000,000 \$ |
| A | <input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input checked="" type="checkbox"/> Y / <input checked="" type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below | | N / A | Z11316 | 1/1/2025 | 1/1/2026 | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000 |
| A | <input checked="" type="checkbox"/> Equip Floater | | | Z11316 | 1/1/2025 | 1/1/2026 | Non-Owned Equipment 400,000 |

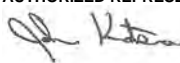
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Coverage applies only to the extent provided by the policy and subject to all of the policy terms, conditions, exclusions, endorsements and all applicable laws.

Job Name: 130442 Emilia's Restaurant

CERTIFICATE HOLDER

CANCELLATION

| | |
|--|--|
| City of La Crosse 400 La Crosse St La Crosse, WI 54601 | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. |
| | AUTHORIZED REPRESENTATIVE  |

BOARD OF PUBLIC WORKS - MONTHLY ESTIMATE

Contractor Mead & Hunt, Inc
Contract 750 North Third Street, La Crosse, WI, 54601
Date 6th St Reconstruct (STP-URBAN)
EDF # December-25
Job Number 22-027
 AGRE-22-35

Estimate Number #25 December
Resolution Number 24-1530 25-0227
Contingency Amount
Contract Amount \$174,827.19
Amended Amount \$224,445.77

| Section Title | Line Item | Item Code | Item Description | Unit of Measure | Quantity | Unit Price | Total |
|---------------|-----------|-----------|---|-----------------|----------|-------------|-------------|
| | | | Preliminary Design Services (\$99,876.22) | | | | |
| | 1 | | Professional Services thru 12/31/2022 Invoice #342819 | LS | 100% | \$5,031.64 | \$5,031.64 |
| | 2 | | Professional Services thru 1/31/2023 Invoice #344046 | LS | 100% | \$7,847.71 | \$7,847.71 |
| | 3 | | Professional Services thru 2/28/2023 Invoice #345735 | LS | 100% | \$4,598.36 | \$4,598.36 |
| | 4 | | Professional Services thru 3/31/2023 Invoice #346981 | LS | 100% | \$7,585.31 | \$7,585.31 |
| | 5 | | Professional Services thru 4/30/2023 Invoice #348279 | LS | 100% | \$3,215.63 | \$3,215.63 |
| | 6 | | Professional Services thru 5/31/2023 Invoice #349739 | LS | 100% | \$6,850.77 | \$6,850.77 |
| | 7 | | Professional Services thru 6/30/2023 Invoice #351658 | LS | 100% | \$14,561.73 | \$14,561.73 |
| | 8 | | Professional Services thru 7/31/2023 Invoice #353385 | LS | 100% | \$14,989.84 | \$14,989.84 |
| | 9 | | Professional Services thru 8/31/2023 Invoice #354964 | LS | 100% | \$21,829.57 | \$21,829.57 |
| | 10 | | Professional Services thru 9/30/2023 Invoice #356260 | LS | 100% | \$2,122.50 | \$2,122.50 |
| | 11 | | Professional Services thru 10/31/2023 Invoice #358019 | LS | 100% | \$1,296.13 | \$1,296.13 |
| | 12 | | Professional Services thru 11/30/2023 Invoice #359290 | LS | 100% | \$9,947.03 | \$9,947.03 |
| | | | | | | | |
| | | | | | | | |
| | | | Final Design Services (\$74,950.97) | | | | |
| | 1 | | Professional Services thru 12/31/2023 Invoice #360815 | LS | 100% | \$2,607.26 | \$2,607.26 |
| | 2 | | Professional Services thru 1/31/2024 Invoice #362260 | LS | 100% | \$11,612.86 | \$11,612.86 |
| | 3 | | Professional Services thru 2/29/2024 Invoice #364075 | LS | 100% | \$8,422.30 | \$8,422.30 |
| | 4 | | Professional Services thru 3/31/2024 Invoice #365544 | LS | 100% | \$3,462.77 | \$3,462.77 |
| | 5 | | Professional Services thru 4/30/2024 Invoice #367228 | LS | 100% | \$2,115.11 | \$2,115.11 |
| | 6 | | Professional Services thru 5/31/2024 Invoice #368226 | LS | 100% | \$16,594.62 | \$16,594.62 |
| | 7 | | Professional Services thru 6/30/2024 Invoice #369962 | LS | 100% | \$23,706.27 | \$23,706.27 |
| | 8 | | Professional Services thru 7/31/2024 Invoice #371930 | LS | 100% | \$5,680.27 | \$5,680.27 |
| | 9 | | Professional Services thru 10/31/2024 Invoice #377250 | LS | 100% | \$25,728.09 | \$25,728.09 |
| | 10 | | Professional Services thru 4/30/2025 Invoice #387237 | LS | 100% | \$1,672.52 | \$1,672.52 |
| | 11 | | Professional Services thru 5/31/2025 Invoice #389181 | LS | 100% | \$8,898.28 | \$8,898.28 |
| | 12 | | Professional Services thru 6/30/2025 Invoice #390863 | LS | 100% | \$1,786.51 | \$1,786.51 |
| | 13 | | Professional Services thru 7/31/2025 Invoice #392112 | LS | 100% | \$5,571.53 | \$5,571.53 |
| | 14 | | Professional Services thru 8/31/2025 Invoice #394281 | LS | 100% | \$5,390.58 | \$5,390.58 |
| | 15 | | Professional Services thru 10/31/2025 Invoice #397792 | LS | 100% | \$12.86 | \$12.86 |

BOARD OF PUBLIC WORKS - MONTHLY ESTIMATE

| | | | |
|-------------------|--|---------------------------|-----------------|
| Contractor | Mead & Hunt, Inc 750 North Third Street, La Crosse, WI, 54601 | Estimate Number | #25 December |
| Contract | 6th St Reconstruct (STP-URBAN) | Resolution Number | 24-1530 25-0227 |
| Date | December-25 | Contingency Amount | |
| EDF # | 22-027 | Contract Amount | \$174,827.19 |
| Job Number | AGRE-22-35 | Amended Amount | \$224,445.77 |

| Section Title | Line Item | Item Code | Item Description | Unit of Measure | Quantity | Unit Price | Total |
|--|-----------|-----------|----------------------------------|-----------------|----------|------------|--------------|
| | | | | | | | |
| | | | Current Payment is for 2025 Work | | | | |
| | | | | | | | |
| | | | | | | | |
| Total Completed | | | | | | | \$223,138.05 |
| Less 0% Retainage | | | | | | | \$0.00 |
| Amount due on Contract of total amount of work to date: | | | | | | | \$223,138.05 |

Signed by: 11/18/2025

Audited *David Tauscher*

COMPROLLER *Chadwick Hawkins*

B7509F2EE0F24E0... A93F306A40954A6...

Total Previous Estimates \$223,125.19

Estimate No. #25 December \$12.86

RESOLUTION

RESOLVED: That an order be drawn in favor of Mead & Hunt, Inc..... for the sum of **\$12.86**

the same being payment of the estimate for the 6th St Reconstruct (STP-URBAN)

Respectfully Submitted,
COUNCIL COMMITTEE

APPROVED BY BOARD OF PUBLIC WORKS